

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Princes Road, Liverpool, L8

209731877

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Princes Road, Liverpool, L8

Get instant cash flow of **£540** per calendar month with a **11.2%** Gross Yield for investors.

This property has a potential to rent for **£694** which would provide the investor a Gross Yield of **14.4%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

Don't miss out on this fantastic investment opportunity...



Princes Road, Liverpool,  
L8

209731877



## Property Key Features

**Studio**

**1 Bathroom**

**Modern Kitchen**

**Well Maintained Property**

**Factor Fees: £729 per annum**

**Ground Rent: TBC**

**Lease Length: 105 yrs**

**Current Rent: £540**

**Market Rent: £694**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £58,000.00 and borrowing of £43,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 58,000.00

25% Deposit	£14,500.00
SDLT Charge	£1,740
Legal Fees	£1,000.00
Total Investment	£17,240.00

# Projected Investment Return



The monthly rent of this property is currently set at £540 per calendar month but the potential market rent is

£ 694

Returns Based on Rental Income	£540	£694
Mortgage Payments on £43,500.00 @ 5%	£181.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£60.75	
Ground Rent	TBC	
Letting Fees	£54.00	£69.40
<b>Total Monthly Costs</b>	<b>£311.00</b>	<b>£326.40</b>
<b>Monthly Net Income</b>	<b>£229.00</b>	<b>£367.60</b>
<b>Annual Net Income</b>	<b>£2,748.00</b>	<b>£4,411.20</b>
<b>Net Return</b>	<b>15.94%</b>	<b>25.59%</b>

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.





# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income Adjusted To **£3,023.20**

Net Return **17.54%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income Adjusted To **£3,541.20**

Net Return **20.54%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £85,000.



£85,000

## 1 bedroom flat for sale

154 Princes Road, Liverpool, L8 2UL

+ Add to report

NO LONGER ADVERTISED

1-Bedroom Second Floor Flat | Leasehold | Gas Central Heating | Single Glazing | Intercom System ...

Marketed from 25 May 2023 to 25 May 2023 by C&D Properties, Liverpool



£65,000

## 1 bedroom apartment for sale

Princes Road., Liverpool

+ Add to report

NO LONGER ADVERTISED

Studio Apartment | Lounge/ Bedroom | Fitted Kitchen | Shower Room | Double Glazed | Gas Central H...

Marketed from 7 Jul 2022 to 14 Oct 2023 (464 days) by Jones & Chapman, Allerton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

## 1 bedroom flat

+ Add to report

Princes Road, Liverpool, Merseyside, L8

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Apr 2018 to 24 Aug 2023 (1959 days) by Pantheon Property Services, Liverpool



£650 pcm

## 1 bedroom flat

+ Add to report

Princes Road, Princes Park, Toxteth, Liverpool, L8

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Dec 2023 to 19 Feb 2024 (66 days) by Northwood, Liverpool



# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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